Community Futures Development Corporation, Central Okanagan
Financial Statements
And Independent Auditors' Report thereon
March 31, 2026

RICE&CO.

Rice and Company LLP
4020 HWY 3A
Nelson, BC V1L 6N5

## Independent Auditor's Report

To the Board of Directors of Community Futures Development Corporation, Central Okanagan

**Opinion**

We have audited the financial statements of Community Futures Development Corporation, Central Okanagan (the “Corporation”), which comprise the statement of financial position as at March 31, 2026, and the statements of operations, changes net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2026, and its financial performance and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

**Basis for Opinion**

We conducted our audit in accordance with Canadian auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPOs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

**Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management override of internal control.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

*Rice & Company LLP*

Chartered Professional Accountants
Nelson, BC
June 25, 2026

# Community Futures Development Corporation, Central Okanagan
## Statement of Financial Position

| As at March 31, | Note | Restricted | Unrestricted | 2026 | 2025 |
|---|---|---|---|---|---|
| **Assets** | | | | | |
| **Current assets** | | | | | |
| Cash | | $ 1,672,919 | $ 67,580 | $ 1,740,499 | $ 1,585,881 |
| Accounts Receivable | | - | 19,030 | 19,030 | 25,849 |
| Prepaid Expenses | | - | - | - | - |
| | | 1,672,919 | 86,610 | 1,759,529 | 1,611,730 |
| Small Business Investments | 3 | 2,888,215 | - | 2,888,215 | 3,244,934 |
| Tangible capital assets | 4 | - | 1,523 | 1,523 | 2,303 |
| Due to general fund | 2 | (23,594) | 23,594 | - | - |
| | | $ 4,537,540 | $ 111,727 | $ 4,649,267 | $ 4,858,967 |
| **Liabilities and Fund Balances** | | | | | |
| **Current liabilities** | | | | | |
| Accounts payable and accrued liabilities | | $ - | $ 21,091 | $ 21,091 | $ 21,480 |
| Deferred income | 2 | - | - | - | 38,649 |
| Term Loan | 6 | 957,924 | - | 957,924 | 1,136,572 |
| Conditionally repayable contributions | 7 | 1,152,823 | - | 1,152,823 | 1,152,823 |
| | | 2,110,747 | 21,091 | 2,131,838 | 2,349,524 |
| **Fund Balances** | | | | | |
| Restricted | | 2,426,793 | - | 2,426,793 | 2,435,079 |
| Investment in tangible capital assets | | - | 1,523 | 1,523 | 2,303 |
| Unrestricted | | - | 89,113 | 89,113 | 72,061 |
| | | 2,426,793 | 90,636 | 2,517,429 | 2,509,443 |
| | | $ 4,537,540 | $ 111,727 | $ 4,649,267 | $ 4,858,967 |

See accompanying notes to the financial statements.

Approved by the Board of Directors,

Eva Weston (Signed) "Eva Weston" , Director (Signed) "Ched Gaglardi" , Director

Eva Weston (Jun 25, 2026 13:59:49 PDT)

## Community Futures Development Corporation, Central Okanagan
## Statement of Operations

**For the year ended March 31,** **2026** **2025**

| | Note | Restricted | Unrestricted | Total | Total |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Federal government agency contributions | 12 | $ 450,000 | $ 282,141 | $ 732,141 | $ 282,141 |
| Client fees and other revenues | | 19,220 | 192,161 | 211,381 | 179,777 |
| Administration recovery | | 31,169 | - | 31,169 | 40,000 |
| Interest Income - bank | | 15,438 | - | 15,438 | 18,968 |
| Interest Income - loans | | 277,584 | - | 277,584 | 252,248 |
| Provincial government agency contributions | | - | - | - | - |
| | | 793,411 | 474,302 | 1,267,713 | 773,134 |
| **Expenses** | | | | | |
| Administration | | - | 3,975 | 3,975 | 12,340 |
| Amortization | | - | 780 | 780 | 2,915 |
| Communications and website | | - | 18,131 | 18,131 | 16,318 |
| Consultants | | - | - | - | 3,154 |
| Insurance | | - | 3,796 | 3,796 | 6,425 |
| Interest and bank charges | | - | 6,381 | 6,381 | 4,794 |
| Investment impairment provision | | 717,398 | - | 717,398 | 317,320 |
| Office and general | | - | 15,748 | 15,748 | 9,207 |
| Professional development | | - | 501 | 501 | 8,911 |
| Professional fees | | 25,079 | 9,972 | 35,051 | 29,222 |
| Program costs | | - | 144,863 | 144,863 | 86,005 |
| Rent and utilities | | - | 67,214 | 67,214 | 64,000 |
| Travel | | - | 6,244 | 6,244 | 2,061 |
| Wages and benefits | | 19,220 | 220,422 | 239,642 | 291,354 |
| | | 761,697 | 498,027 | 1,259,724 | 854,026 |
| **Excess (deficiency) of revenue over expenses** | | $ 31,714 | $ (23,725) | $ 7,989 | $ (80,892) |

See accompanying notes to the financial statements.

## Community Futures Development Corporation, Central Okanagan
## Statement of Changes in Fund Balances

### Year ended March 31, 2026, with comparative figures for 2025

| Year ended March 31, 2026 | Restricted | Investment in tangible capital assets | Unrestricted | Total |
|---|---|---|---|---|
| Fund Balances, March 31, 2025 | $ 2,435,079 | $ 2,303 | $ 72,058 | $ 2,509,440 |
| Excess (deficiency) of revenue over expenses | 31,714 | (780) | (22,945) | 7,989 |
| Transfer of fund balances: | | | | |
| Interfund transfers | (40,000) | - | 40,000 | - |
| Fund Balances, March 31, 2026 | $ 2,426,793 | $ 1,523 | $ 89,113 | $ 2,517,429 |

| Year ended March 31, 2025 | Restricted | Investment in tangible capital assets | Unrestricted | Total |
|---|---|---|---|---|
| Fund Balances, March 31, 2024 | $ 2,476,583 | $ 3,767 | $ 70,597 | $ 2,550,947 |
| | | | | - |
| Excess (deficiency) of revenue over expenses | (1,504) | (1,464) | (38,539) | (41,507) |
| | | | | - |
| Transfer of fund balances: | | | | - |
| Interfund transfers | (40,000) | - | 40,000 | - |
| Fund Balances, March 31, 2025 | $ 2,435,079 | $ 2,303 | $ 72,058 | $ 2,509,440 |

## Community Futures Development Corporation, Central Okanagan
## Statement of Cash Flows

| For the year ended March 31, | Restricted | Unrestricted | 2026 | 2025 |
|---|---|---|---|---|
| **Cash provided by (used in):** | | | | |
| **Cash flows from operating activities** | | | | |
| Cash receipts from government and other | 450,000 | 442,472 | 892,472 | 519,835 |
| Cash paid to employees and suppliers | - | (513,263) | (513,263) | (594,370) |
| Net interest received | 256,293 | - | 256,293 | 264,217 |
| Net interfund transfer | - | - | - | - |
| **Net cash provided by (used in) operating activities** | 706,293 | (70,791) | 635,502 | 189,682 |
| **Cash flows from investing activities** | | | | |
| Small business investments | (1,277,283) | - | (1,277,283) | (826,208) |
| Repayment of small business investments | 997,643 | - | 997,643 | 831,547 |
| Purchase of tangible assets | - | - | - | - |
| **Net cash provided by (used in) investing activities** | (279,640) | - | (279,640) | 5,339 |
| **Cash flows from financing activities** | | | | |
| Net proceeds from (repayments of) demand loan | - | - | - | - |
| Net proceeds from term loan | (178,648) | - | (178,648) | (326,398) |
| Net interfund advances | (62,596) | 40,000 | (22,596) | (15,676) |
| **Net cash provided by (used in) financing activities** | (241,244) | 40,000 | (201,244) | (342,074) |
| **Increase in cash** | 185,409 | (30,791) | 154,618 | (147,053) |
| **Cash, beginning of year** | 1,487,510 | 98,371 | 1,585,881 | 1,732,934 |
| **Cash, end of year** | $ 1,672,919 | $ 67,580 | $ 1,740,499 | $ 1,585,881 |
| **Non cash investing and financing transactions** | | | | |
| Forgiveness of grant portion of small business investments and term loan | $ - | $ - | $ - | $ - |

See accompanying notes to the financial statements.

## 1. Purpose of the Organization

Community Futures Development Corporation, Central Okanagan (the "Corporation") was incorporated under the Canada Corporations Act on March 31, 1995 and transitioned to the Canada Not-For-Profit Corporations Act on September 18, 2014 and extra-provincially registered in British Columbia under the Corporations Act on February 27, 1997 for the purpose of providing loans, advice to regional businesses, and assistance to individuals to become self-employed or start their own business. The Company is a non-profit organization under the Income Tax Act (Canada), and accordingly, is exempt from income taxes provided certain requirements of the Income Tax Act are met.

## 2. Summary of Significant Accounting Policies

### 2.1 Basis of accounting

The financial statements have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations.

The Corporation follows the restricted fund method of accounting for contributions. The Corporation's financial statements are presented in the following funds:

### 2.2 Fund accounting

Restricted funds report the assets and liabilities and revenue and expenses of the Corporation's restricted loan investment funds established by the Corporation's funding arrangements.

Restricted contributions from Pacific Economic Development Canada ("PacifiCan") and other contributors that are to be used for specific purposes are reported in the restricted loan investment fund. The restricted loan investment fund includes the following loan investment funds:

- Conditionally repayable investment fund, which was created under the terms of a contribution agreement with PacifiCan (note 5). Loans issued from the fund are categorized as follows:
  - PacifiCan Conditionally Repayable Investment Funds, which are used to loan money for high-risk ventures.
  - PacifiCan Conditionally Repayable EDP Fund, which is used for loans, loan guarantees and equity investments in businesses owned and operated by disabled entrepreneurs.
  - PacifiCan Conditionally Repayable Youth Investment Fund, which is used for loans, loan guarantees and equity investments in businesses owned and operated by youths.
- RRRF Investment Fund which is used for loans in businesses that were unable to obtain other federal government COVID-19 support.
- Community business loans program, which is used to provide loans, business counselling and training to small and medium sized enterprises operating in the following industries: clean and renewable energy, technology, aquaculture, manufacturing, eco/cultural tourism, and exporting.
- PacifiCan Non-repayable Investment Fund, which the Corporation uses to fund loans and equity investments for other ventures.

## 2. Summary of Significant Accounting Policies *(Continued)*

Unrestricted funds:
Revenues and expenses related to program delivery and administration are reported in the unrestricted fund. Other balances include the Corporation's investment in tangible capital assets.

The Due to General Fund account balance for the year ended March 31, 2026 includes the pre-approved transfer of $40,000 (2025 - $40,000) from the Pacifican Non Repayable Investment Fund to the General Operating Fund.

2.3 Tangible Capital Assets

Tangible capital assets are recorded at cost, less accumulated amortization. When the Corporation's management determines that certain tangible capital assets no longer contribute to its ability to provide services, the asset is written down to its net recoverable amount. Amortization is provided on a declining balance basis at the following annual rates:

| Asset | **Rate** |
|---|---|
| Computer equipment | 55% |
| Furniture and Fixtures | 20% |

2.4 Revenue Recognition

Restricted contributions are recognized as revenue of the appropriate fund in the year received and in which the related expenses are incurred. Unrestricted contributions are recognized as revenue of the appropriate fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Funds received in advance of work performed are recorded as deferred income.

Unrestricted contributions are recognized as revenue in the Operating Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Interest revenue is recognized when received or receivable. Interest is not accrued on loans receivable that are classified as impaired. Fee-for-service revenue is recognized upon delivery of the service to the customer. Loan administration fees are recognized at the time the loan is issued.

2.5 Small Business investments

Small business investments consist of commercial loans receivable and equity share interests in small business corporations.

a) Loans receivable consists of loans made out of the Corporation's restricted loan investment funds and are measured at amortized cost. The Corporation maintains an allowance for impaired loans as estimated by management based on their assessment of the net recoverable amount of the Corporation's loans, which is determined on a loan by loan basis.

## 2. Summary of Significant Accounting Policies *(Continued)*

b) Equity investments consist of non-controlling share interests in Canadian private small business corporations. The equity investments are recorded at amortized cost. Management assesses its equity investments for impairment on a periodic basis and, at least, annually.

2.6 Contributed services

The Corporation receives a significant amount of services from volunteers each year. Because of the difficulty in determining their fair value, these contributed services are not recognized in these financial statements.

2.7 Financial instruments

The Corporation measures cash at fair value and accounts receivable, small business investments, accounts payable and accrued liabilities, demand and term loans and conditionally repayable contributions at amortized cost. Related party financial instruments are recorded at the transaction amount. Changes in fair value of cash are recognized in the statement of operations in the periods in which they arise.

2.8 Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Areas requiring management estimates involve the net recoverable amounts of its small business investments. As the Corporation's small business investments consists of loans and equity investments in small businesses, including start-up or developing entities, the Corporation's small business investments are exposed to various risk factors which may impact their net recoverable amount. These factors include the overall business environment of the Central Okanagan, Canadian interest rates and factors and risks specific to the relevant small businesses. Management regularly reviews and assesses the net recoverable amount of its small business investments and other estimates and, where necessary, makes adjustments prospectively. Actual results could differ from these estimates.

## 3 Small Business investments

The Corporation's small business investments are disclosed in Schedule 1 and are reflected in the following funds:

3.1 Conditionally repayable loan investment fund

Loans outstanding in the Corporation's conditionally repayable loan investment fund consist of the following:

- PacifiCan Conditionally Repayable Investment Fund loans consists of 13 loans outstanding ranging from $6,313 to $128,761 with terms of one to five years and interest rates at 7.2%-12%.
- PacifiCan Conditionally Repayable EDP Fund loans consists of 2 loan outstanding of $15,573 to $38,676 with terms of one to five year and interest rates at 9%-12%.
- PacifiCan Conditionally Repayable Youth Investment Fund loan consisting of 3 loans ranging from $9,949 to $129,707 with terms of one to five years and interest rates at 9-11%.

## 3 Small Business investments *(Continued)*

### 3.2 RRRF investment fund

Loans outstanding in the Corporation's RRRF investment fund consist of 19 loans ranging from $3,951 to $36,048 with terms of 3 years at 5% interest maturing December 31, 2026.

During the year ended March 31, 2026, $496,381 of principal and $40,088 of accrued interest were written off and $30,000 was recovered on previously written off, RRRF and RRRF Expansion loans. The remaining RRRF loans, which were not repaid by the deadline and therefore did not qualify for forgiveness, continue under standard 3-year repayment terms. The Corporation recognized no additional loan forgiveness in the current year in accordance with the RRRF loan agreement terms (note 6).

### 3.3 Community business loans program

Loans outstanding in the Corporation's community business loans program consist of 2 loans ranging from $22,185 to $112,960 with terms of one to five years and interest rates at 10.5-11.5%.

### 3.4 Pacifican non-repayable investment fund

Loans outstanding in the Corporation's general investment fund consist of 13 loans ranging from $11,812 to $224,009 with terms of one to five years and interest rates of 9%-12%. The fund also includes 5syndicated loan with other Community Futures organizations. The syndicated loans have an outstanding balance as at March 31, 2026 $1,629,014 of (2025 - $733,325), terms of five to seven year and bear interest at 9.2%-9.5%. The Corporation's portion of the syndicated loans as at March 31, 2026 is $720,210 (2025 - $344,708).

### 3.5

| **Loans Receivable** | **Loans Receivable** | **Less: AFDA** | **2026** | **2025** |
|---|---|---|---|---|
| PacifiCan Conditionally Repayable Investment Fund | $ 674,103 | $ 150,859 | $ 523,244 | $ 808,610 |
| PacifiCan Conditionally Repayable Youth Fund | 189,130 | 129,708 | 59,422 | 54,325 |
| PacifiCan Conditionally Repayable EDP Fund | 38,677 | - | 38,677 | 19,921 |
| RRRF Investment Fund | 242,618 | - | 242,618 | 901,799 |
| CFDC General Investment Fund | 1,889,108 | - | 1,889,108 | 1,192,678 |
| Community Business Loans Program | 135,146 | - | 135,146 | 267,601 |
| | $3,168,782 | $ 280,567 | $ 2,888,215 | $ 3,244,934 |

**3 Small Business investments *(Continued)***

During the year, the following changes to the allowance for doubtful accounts occurred:

| | Opening Balance | Provision | Write Offs | Reversals | 2026 | 2025 |
|---|---|---|---|---|---|---|
| PacifiCan Conditionally Repayable Investment Fund | $ 39,029 | $ 111,830 | $ - | $ - | $ 150,859 | $ 39,029 |
| PacifiCan Conditionally Repayable Youth | 129,708 | - | - | - | 129,708 | 129,708 |
| PacifiCan Conditionally Repayable EDP Fund | 24,244 | - | (24,244) | - | - | 24,244 |
| Community Business Loans | - | - | - | - | - | - |
| | $ 192,981 | $ 111,830 | $ (24,244) | $ - | $ 280,567 | $ 192,981 |

Included in the loan impairment provision are write offs, and reversals of $24,244 (2025 - $29,358). Calculated by taking the sum of the write offs, and reversals columns.

**4. Tangible capital assets**

| | | | 2026 | 2025 |
|---|---|---|---|---|
| | Cost | Accumulated amortization | Net book value | Net book value |
| Computer | $ 65,081 | $ (64,670) | $ 411 | $ 913 |
| Furniture and fixtures | 57,520 | (56,408) | 1,112 | 1,390 |
| | $ 122,601 | $ (121,078) | $ 1,523 | $ 2,303 |

**5. Demand loan**

The Corporation has an available demand line of credit facility with Community Futures Development Association of BC ("CFDABC") with a limit of $500,000. Amounts borrowed bear interest at the Royal Bank of Canada's prime commercial lending rate and are secured by a general security agreement. The line of credit is repayable on demand, or no later than August 2024, with interest only payments due monthly. As at March 31, 2026, the Company has $nil borrowed on this facility (2025 - $nil).

## 6. Term loan

The Corporation has a non-revolving term loan facility with CFDABC for a maximum amount of $4,540,000 (the "RRRF loan"). Advances received from CFDABC are accumulated in the Corporation's RRRF investment fund, which includes loans issued from the proceeds and uncommitted cash balances.

The RRRF loan does not bear interest and repayment is not required until December 31, 2026. Any available portion of the RRRF loan that has not been loaned by the Corporation by March 31, 2024 is due to CFDABC on that date. Repayment of the Corporations RRRF investment fund loans are repayable to CFDABC as they are received.

Repayments received by the Corporation (note 2 (b)), and repayments to CFDABC, prior to December 31, 2023, are eligible for forgiveness at a rate of 25% of the first $40,000 and 50% of amounts above $40,000 and up to $60,000. The repayable balance will be reduced by any amounts loaned by the Corporation that are determined to be uncollectible, in accordance with the RRRF loan agreement terms. The full amount of the RRRF loan is due on expiry of the RRRF loan agreement on December 31, 2026.

The RRRF loan proceeds received, net of amount forgiven, to March 31, 2026, is as follows:

| | | 2026 | | 2025 |
|---|---|---|---|---|
| Total net loan proceeds | $ | 242,618 | $ | 901,799 |
| Total amount forgiven on repayment | | - | | - |
| | $ | 242,618 | $ | 901,799 |

## 7. Conditionally repayable contributions

a) Conditionally repayable contributions were initially financed by PacifiCan and the Province of British Columbia. Initial PacifiCan contributions consist of $650,000 to the PacifiCan Conditionally Repayable Investment Fund, $200,000 to the Youth Loan Fund is conditionally repayable to Pacifican, and $200,000 to the PacifiCan Conditionally Repayable EDP Fund. The initial Province of British Columbia contribution consists of a $350,000 contribution, with a matching contribution of $350,000 from the PacifiCan Non-repayable Investment Fund. The balance of PacifiCan contributions as at March 31, 2026 is $929,602 (2025 - $929,602) and the Province of British Columbia contributions of $223,221 (2025 - $223,221) which are described below.

PacifiCan Conditionally Repayable Investment Fund Conditionally repayable contributions with PacifiCan are provided pursuant to the Corporation's contribution agreement with PacifiCan, which expired on March 31, 2021. This contribution agreement was subsequently amended with an amended expiry date of March 31, 2028. Conditionally repayable contributions from PacifiCan are accumulated in the Corporation's conditionally repayable loan investment fund, which includes loans issued from the contribution proceeds and uncommitted cash balances. Total assets in the PacifiCan conditionally repayable loan investment fund as at March 31, 2026 was $862,511 (2025 - $1,011,575). The contribution agreement provides that PacifiCan is entitled to take certain actions to recover its contributions if any of the following conditions occur:

**7. Conditionally repayable contributions *(Continued)***

(a) The conditionally repayable loan investment fund is not administered according to the terms and conditions specified in the agreement; or
(b) Based on reviews and evaluations of the operations and the conditionally repayable loan investment fund, the fund is not providing a satisfactory level of benefits in terms of employment creation, the development of small and medium sized business as defined in the contribution agreement and strengthening of the Western Canadian economy; or
(c) In the opinion of PacifiCan, the conditionally repayable loan investment fund is no longer necessary or relevant to the development of the Western Canadian economy; or
(d) The agreement is terminated as described in the contribution agreement; or
(e) An event of default occurs, as described in the contribution agreement; or
(f) PacifiCan does not approve terms or conditions to extend the project beyond the expiry date of the PacifiCan contribution agreement.

Pursuant to the terms of contribution agreement, PacifiCan may take the following steps to recover its contributions to the Corporation:

(a) Upon notice by PacifiCan, the Corporation agrees to immediately repay the lesser of:
i) the uncommitted cash balance of the conditionally repayable loan investment fund, or
ii) the total amount paid by PacifiCan for the establishment and maintenance of the conditionally repayable loan investment fund.
(b) Upon notice by PacifiCan, the Corporation agrees to immediately give possession to PacifiCan all documentation evidencing investments made by the Corporation with the conditionally repayable loan investment fund and take immediate steps to assign all of its interest in all debts owing to the fund to PacifiCan.
(c) Upon notice by PacifiCan, the Corporation agrees to liquidate all its debts owing to it via sale to a third party satisfactory to the Minister, or via other means satisfactory to the Minister, and to remit the proceeds of liquidation to the Minister.

The PacifiCan contribution agreement indicates that the contributions from PacifiCan will be deemed to have been fully repaid once the Corporation has repaid to PacifiCan, the lesser of the total assets in the conditionally repayable loan investment fund or the total conditionally repayable contribution from PacifiCan.

b) Community Business Loans Program

The repayable contributions for the Corporation's Community Business Loans Program, reflects management's estimate of the repayable portion of its contributions under the terms of its contribution agreement. Under the terms and conditions of the Corporation's contribution agreement with the Province of British Columbia, the conditionally repayable contributions are repayable if any of the following conditions occur:

(a) There is mutual agreement of the parties to terminate;
(b) Either party giving the other party 90 days written notice of termination; or
(c) The Province of British Columbia exercising its option to terminate the Agreement upon the occurrence or existence of any other events of default (as per the agreement).

## 8. Commitments

The Corporation has a lease agreement for its premises expiring March 2027. The annual minimum lease payments for the 2026 year were approximately $61,047.

## 9. Economic dependence

The Corporation receives a significant portion of its annual operating revenues from PacifiCan and from contracts funded by the Province of British Columbia through the Labour Market Development Agreement with the Federal Government. Future operations of the Corporation would be significantly adversely impacted by the discontinuation of this funding.

## 10. Financial risks and concentration of risk

a) Credit risk:

Credit risk is the risk of financial loss to the Corporation if a counterparty were to default on its contractual obligations. The Corporation's policy is to regularly assess the credit worthiness of its counterparties to mitigate the risk of financial loss from defaults. The Corporation reviews its small business investment loan balances regularly and amounts are written down to their expected realizable value when outstanding amounts are determined not to be fully collectible. The maximum credit risk exposure of the Corporation’s financial assets is the carrying value of the assets.

Credit risk for 2022 was impacted in relation to the effects of the COVID-19 pandemic on the recipients of the Corporation's loans. To mitigate the impacts, the Corporation provided principal and/or interest payment deferrals and increased the level of detail and frequency of investment loan reviews.

b) Liquidity risk:

Liquidity risk is the risk that the Corporation will not be able to meet its financial obligations as they fall due on a timely basis or at a reasonable cost. The Corporation manages its liquidity risk by monitoring its operating requirements. The Corporation prepares budgets and cash flow forecasts to ensure that it has sufficient funds to fulfil its obligations. Liquidity risk for 2026 was impacted as a result of, and in relation to, the RRRF loan received in the year.

c) Interest rate risk:

Interest rate risk refers to the risk that changes in interest rates will affect the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Corporation is exposed to interest rate risk related to the demand loan (note 4) and the small business investments. The Corporation manages these risk through negotiation with its lenders and through negotiations in setting the terms of the small business investments. Although there were increases to interest rates during the year, the Corporation was able to issue loans at higher rates to offset interest costs.

## 11. British Columbia Societies Act

On November 28, 2016, the new British Columbia Societies Act (the "Act") came into effect. Included in the Act is a requirement to disclose the remuneration paid to all directors, the ten highest-paid employees, and all contractors who were paid at least $75,000 annually.
For the year ended March 31, 2026, only one employee met the disclosure threshold of $75,000 under the Act. The total remuneration paid to this individual amounted to $118,300.

## 12. Federal government agency contributions

The corporation received a $450,000 capital injection approved by PacifiCan to increase the non-repayable investment fund administered by the corporation. This funding represents a top-up to existing Community Futures investment and loan funds and is subject to the terms and conditions of the relevant contribution agreements with Canada.

**Community Futures Development Corporation, Central Okanagan** **Schedule 1**
**Small business investments**

**March 31, 2026**

| | Conditionally repayable loan investment fund | | | | | | |
|---|---|---|---|---|---|---|---|
| | WD general | Disabled Entrepreneur | Youth | RRRF investment fund | Community business loans program | CFDC general investment fund | Total 2026 |
| Loan balance | $ 670,443 | $ 38,677 | $ 153,391 | $ 242,519 | $ 135,146 | $ 1,103,392 | $ 2,343,568 |
| Accrued interest and charges | 3,660 | - | 35,739 | 99 | - | 7,749 | 47,247 |
| Syndicated loans | - | - | - | - | - | 777,967 | 777,967 |
| | 674,103 | 38,677 | 189,130 | 242,618 | 135,146 | 1,889,108 | 3,168,782 |
| Less allowance | (150,859) | - | (129,708) | - | - | - | (280,567) |
| Less forgivable portion | - | - | - | - | - | - | - |
| | $ 523,244 | $ 38,677 | $ 59,422 | $ 242,618 | $ 135,146 | $ 1,889,108 | $ 2,888,215 |

**March 31, 2025**

| | Conditionally repayable loan investment fund | | | | | | |
|---|---|---|---|---|---|---|---|
| | WD general | Disabled Entrepreneur | Youth | RRRF investment fund | Community business loans program | CFDC general investment fund | Total 2025 |
| Loan balance | $ 746,133 | $ 43,856 | $ 148,294 | $ 873,984 | $ 267,601 | $ 1,033,614 | $ 3,113,482 |
| Accrued interest and charges | 2,406 | 309 | 35,739 | 27,815 | 15 | 3,738 | 70,022 |
| Syndicated loans | 99,100 | - | - | - | - | 155,326 | 254,426 |
| | 847,639 | 44,165 | 184,033 | 901,799 | 267,616 | 1,192,678 | 3,437,930 |
| Less allowance | (39,029) | (24,244) | (129,708) | - | - | - | (192,981) |
| Less forgivable portion | - | - | - | - | - | - | - |
| | $ 808,610 | $ 19,921 | $ 54,325 | $ 901,799 | $ 267,616 | $ 1,192,678 | $ 3,244,949 |

**Community Futures Development Corporation, Central Okanagan** **Schedule 2**
**Restricted Funds**
**Statements of Financial Position**
**March 31, 2026, with comparative information for 2025**

| | Conditionally repayable loan investment fund | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | WD general | Disabled Entrepreneur | Youth | RRRF investment fund | Community business loans program | CFDC general investment fund | Total 2026 | Total 2025 |
| **Assets** | | | | | | | | |
| Cash | $ 198,831 | $ 78,431 | $ 123,098 | $ 77,503 | $ 214,395 | $ 980,661 | $ 1,672,919 | $ 1,487,510 |
| Loans receivable | | | | | | | | |
| Loan balance | 670,443 | 38,677 | 153,391 | 242,519 | 135,146 | 1,881,359 | 3,121,535 | 3,367,908 |
| Accrued interest, fees and charges | 3,660 | - | 35,739 | 99 | - | 7,749 | 47,247 | 70,007 |
| | 872,934 | 117,108 | 312,228 | 320,121 | 349,541 | 2,869,769 | 4,841,701 | 4,925,425 |
| Less forgivable portion | - | - | - | - | - | - | - | - |
| Less allowance | (150,859) | - | (129,708) | - | - | - | (280,567) | (192,981) |
| | (150,859) | - | (129,708) | - | - | - | (280,567) | (192,981) |
| Interfund loan | 290,840 | 1,541 | (450) | 2,296 | 135,451 | (413,272) | 16,406 | 32,030 |
| Due to general fund | - | - | - | - | - | (40,000) | (40,000) | (40,000) |
| | $ 1,012,915 | $ 118,649 | $ 182,070 | $ 322,417 | $ 484,992 | $ 2,416,497 | $ 4,537,540 | $ 4,724,474 |
| **Liabilities and Fund Balances** | | | | | | | | |
| Liabilities | | | | | | | | |
| Term loan | - | - | - | 957,924 | - | - | 957,924 | 1,136,572 |
| Conditionally repayable contributions | | | | | | | | |
| WD | 650,000 | 131,816 | 147,786 | - | - | - | 929,602 | 929,602 |
| Province of British Columbia | - | - | - | - | 223,221 | - | 223,221 | 223,221 |
| | 650,000 | 131,816 | 147,786 | 957,924 | 223,221 | - | 2,110,747 | 2,289,395 |
| Fund Balances | 362,915 | (13,167) | 34,284 | (635,507) | 261,771 | 2,416,497 | 2,426,793 | 2,435,079 |
| | $ 1,012,915 | $ 118,649 | $ 182,070 | $ 322,417 | $ 484,992 | $ 2,416,497 | $ 4,537,540 | $ 4,724,474 |

The information in this schedule is derived from the Corporation's annual audited financial statements and were subject to audit procedures performed on the financial statements as a whole.

**Community Futures Development Corporation, Central Okanagan** **Schedule 3**
**Restricted Funds, Program and Operating Funds**
**Statements of Operations and Changes in Fund Balance**
**Year ended March 31, 2026**

| | Restricted | | | | | | | Unrestricted | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Conditionally repayable loan investment fund | | | | | | | | | | | | | | |
| | WD general | Disabled Entrepreneur | Youth | RRRF investment fund | Community business loans program | CFDC general investment fund | Total Restricted | Business development fund | Youth entrepreneur program | Sustainable Development | Self employment program | Total program | RRRF | Operating | Total Unrestricted |
| Revenue: | | | | | | | | | | | | | | | |
| Federal government agency contributions | $ - | $ - | $ - | $ - | $ - | $ 450,000 | $ 450,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 282,141 | $ 282,141 |
| Provincial government agency contributions | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Administration recovery-RRRF | 1,169 | - | - | 30,000 | - | - | 31,169 | - | - | - | - | - | - | - | - |
| Client fees and other revenue | (15) | | | 19,235 | | | 19,220 | - | - | 52,649 | 78,628 | 131,277 | - | 60,884 | 192,161 |
| Interest- loans | 57,299 | 3,516 | 2,140 | 28,974 | 16,681 | 168,974 | 277,584 | - | - | - | - | - | - | - | - |
| Interest- bank | 5,568 | - | - | 3,953 | 2,855 | 3,062 | 15,438 | - | - | - | - | - | - | | - |
| | 64,021 | 3,516 | 2,140 | 82,162 | 19,536 | 622,036 | 793,411 | - | - | 52,649 | 78,628 | 131,277 | - | 343,025 | 474,302 |
| Expenses: | | | | | | | | | | | | | | | |
| Administration | - | - | - | - | - | - | - | - | - | - | - | - | - | 3,975 | 3,975 |
| Amortization | - | - | - | - | - | - | - | - | - | - | - | - | - | 780 | 780 |
| Business development | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Consultants | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Insurance | - | - | - | - | - | - | - | - | - | - | - | - | - | 3,796 | 3,796 |
| Interest and bank charges | - | - | - | - | - | - | - | - | - | - | - | - | - | 6,381 | 6,381 |
| Investment impairment provision (recovery) | 111,840 | 125 | - | 536,564 | 41,747 | 27,122 | 717,398 | - | - | - | - | - | - | - | - |
| Office and general | - | - | - | - | - | - | - | - | - | 48 | 689 | 737 | - | 15,011 | 15,748 |
| Professional development | - | - | - | - | - | - | - | - | - | - | - | - | - | 501 | 501 |
| Professional fees | - | - | - | 2,187 | - | 22,892 | 25,079 | - | - | - | - | - | - | 9,972 | 9,972 |
| Program costs | - | - | - | - | - | - | - | - | - | 33,202 | 13,762 | 46,964 | - | 97,899 | 144,863 |
| Rent and utilities | - | - | - | - | - | - | - | - | - | - | 16,778 | 16,778 | - | 50,436 | 67,214 |
| Telecommunications and website | - | - | - | - | - | - | - | - | - | - | 6,371 | 6,371 | - | 11,760 | 18,131 |
| Travel | - | - | - | - | - | - | - | - | - | - | - | - | - | 6,244 | 6,244 |
| Wages and benefits | - | - | - | 19,220 | - | - | 19,220 | - | - | 26,533 | 24,814 | 51,347 | - | 169,075 | 220,422 |
| | 111,840 | 125 | - | 557,971 | 41,747 | 50,014 | 761,697 | - | - | 59,783 | 62,414 | 122,197 | - | 375,830 | 498,027 |
| Excess (deficiency) of revenue over expenses | (47,819) | 3,391 | 2,140 | (475,809) | (22,211) | 572,022 | 31,714 | - | - | (7,134) | 16,214 | 9,080 | - | (32,805) | (23,725) |
| Fund balance, beginning of year | 410,734 | (16,558) | 32,144 | (159,698) | 283,982 | 1,884,475 | 2,435,079 | 62,620 | 29,282 | - | (109,856) | (17,954) | 4,322 | 70,492 | 56,860 |
| Transfer of fund balances: | | | | | | | | | | | | | | | |
| Due to general fund | - | - | - | - | - | (40,000) | (40,000) | - | - | - | - | - | - | 40,000 | 40,000 |
| | $ 362,915 | $ (13,167) | $ 34,284 | $ (635,507) | $ 261,771 | $ 2,416,497 | $ 2,426,793 | $ 62,620 | $ 29,282 | $ (7,134) | $ (93,642) | $ (8,874) | $ 4,322 | $ 77,687 | $ 73,135 |

The information in this schedule is derived from the Corporation's annual audited financial statements and were subject to audit procedures performed on the financial statements as a whole.

**Community Futures Development Corporation, Central Okanagan** **Schedule 4**
**Restricted Funds**
**Statements of Cash Flows**

**Year ended March 31, 2026, with comparative information for 2025**

| | Conditionally repayable loan investment fund | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | WD general | Disabled Entrepreneur | Youth | RRRF investment | Community business loans | CFDC general investment | Total 2026 | Total 2025 |
| Cash flows from operating activities | | | | | | | | |
| Net interest received | $ 62,767 | $ 3,825 | $ 2,140 | $ - | $ 19,536 | $ 168,025 | $ 256,293 | $ 264,217 |
| Non-repayable loan fund | - | - | - | - | - | 450,000 | 450,000 | - |
| Cash flows from investing activities | | | | | | | | |
| Small business loans issued | (61,200) | (25,500) | (10,500) | - | (141,525) | (1,038,558) | (1,277,283) | (826,208) |
| Loan write-offs | - | (125) | - | - | (41,747) | (27,122) | (68,994) | (117,938) |
| Loan provisions | - | - | - | - | - | - | - | - |
| Repayment of small business investments | 235,980 | 6,435 | 5,403 | 181,592 | 273,980 | 363,247 | 1,066,637 | 949,485 |
| | 237,547 | (15,365) | (2,957) | 181,592 | 110,244 | (84,408) | 426,653 | 269,556 |
| Cash flows from financing activities | | | | | | | | |
| Net proceeds from (repayments of) demand loan | - | - | - | - | - | - | - | - |
| Net proceeds from term loan | - | - | - | (178,648) | - | - | (178,648) | (326,398) |
| Transfer to operating | - | - | - | - | - | (80,000) | (80,000) | (40,000) |
| Net interfund advances | (103,664) | 196 | 165 | - | (25,659) | 146,366 | 17,404 | (15,676) |
| | (103,664) | 196 | 165 | (178,648) | (25,659) | 66,366 | (241,244) | (382,074) |
| Increase (decrease) in cash | 133,883 | (15,169) | (2,792) | 2,944 | 84,585 | (18,042) | 185,409 | (112,518) |
| Cash, beginning of year | 64,948 | 93,600 | 125,890 | 74,559 | 129,810 | 998,703 | 1,487,510 | 1,600,028 |
| | $ 198,831 | $ 78,431 | $ 123,098 | $ 77,503 | $ 214,395 | $ 980,661 | $ 1,672,919 | $ 1,487,510 |

The information in this schedule is derived from the Corporation's annual audited financial statements and were subject to audit procedures performed on the financial statements as a whole.

# Community Futures Development Central Okanagan_FS

Final Audit Report 2026-06-25

| | |
|---|---|
| Created: | 2026-06-25 |
| By: | Minah Park (minah@ricellp.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAuKqhAdHOmiU_U2SEwm0CxUW5oQxFm1GD |

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